



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS

Zoning R1-5

☐ PCD

☐ PRD

☐ ESL

Subdivision Name: _____ Date: _____

Case Number: _____ Quarter Section: _____

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	4,700 sf		
MIN. LOT WIDTH			
Standard Lot:	45' (55' corner)		
Flag Lot:			
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
<i>Front Yard -</i>			
Front (to face of building):	15'		
Front (to face of garage):	20' ***		
Front (corner lot, side street):	10'		
Front (corner lot, adjacent to key lot, side street):	10'		
Front (double frontage):	15' or 25'		
<i>Side Yard -</i>			
Minimum:	0' or 5'		
Maximum:	10'		
<i>Rear Yard -</i>			
Standard Depth:	15' or 25'		
Min. Depth (% of difference which can be occupied):			
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	8'		
Main buildings/adjacent lots:	10'		
MAX. WALL HEIGHT			
Front:	3' or 6' up to 33%		
Side:	8'		
Rear:	8'		
Corner side not next to key lot:	8' on PL		
Corral fence height (on prop line):			
DEVELOPMENT PERIMETER SETBACKS			
APPLICABLE ZONING CASES			

NOTES AND EXCEPTIONS: Front patio cover are allowed in the front yard if: the area that the patio cover encompasses is not more than 20% of the front yard; the patio cover is setback a minimum of 10' from PL.; the patio is constructed so that a minimum of 50% of the roof is open. ****Varies according to the orientation of garage to the street.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088